

USING AUS-SPEC FOR ASSET DELIVERY

INTRODUCTION

Local government plays an important role in land use planning, development approval and construction of infrastructure in all Australian states. AUS-SPEC assists Councils in this role by providing documentation templates and guidance material for a systematic approach to the planning, design and construction of new infrastructure assets. AUS-SPEC also provides documentation related to the maintenance of existing assets.

BENEFITS OF USING AUS-SPEC FOR ASSET DELIVERY

AUS-SPEC provides a documentation system for the delivery of assets, to meet the essential services required by the community. The system provides the following benefits:

- **Local government focus:**
 - . Planning, design, construction and maintenance contract documentation requirements for local government assets.
 - . Simple and easy to use.
- **For minor civil works:**
 - . Specification requirements limited to the standard of minor civil works.
 - . Addresses minimum best practice requirements.
- **A national document:**
 - . Applicable across all Australian jurisdictions.
 - . Accommodates variations for metro/regional location, climate zone or locally available materials.
- **A reference type specification:**
 - . Minimal customisation required.
 - . Addresses the shortage of in-house technical expertise and reduces need for outsourcing.
 - . Consistency for contractors specialising in local government work.
 - . Performance and technical requirements separated from contract management requirements.
- **An industry standard:**
 - . Improved productivity and quality.
 - . Good quality outcomes at project level.

USING AUS-SPEC FOR PLANNING

AUS-SPEC TECHguide TG 201 *Process and procedures for the development and subdivision of land* is applicable to the planning approval process and design requirements for the development and subdivision of land within a Council area. It provides guidance on the infrastructure requirements, for subdivision and development in urban residential, rural residential, rural and industrial commercial areas including development applications, assessment and determination criteria, the appeal process, development application submission documentation requirements, developer contributions and fees, certificates, bonds and environmental considerations.

This TECHguide is a reference document for the development or updating of documents and forms which set out Council requirements for development and subdivision of land. The guidelines are intended to assist Councils to achieve the following objectives:

- To provide a functional, attractive and safe environment for residents that is consistent with community standards and needs.
- To minimise adverse effects on the natural environment.
- To provide for the needs of future users of the land with respect to building requirements, vehicular and pedestrian access, provision of services and an amenity appropriate to the zoning of the land.
- To economically utilise the land resource of the area.
- To achieve a balance between the development/subdivision of residential, commercial and industrial land and the amenity of existing occupants/residents.
- To provide for an equitable and efficient distribution of public amenities and services.
- To minimise Council's future maintenance costs for roads, services and open spaces.



Subdivisional development at
Western Plains Regional Council



TG 201 Process and procedures for
development and subdivision of land



USING AUS-SPEC FOR ASSET DELIVERY

USING AUS-SPEC FOR DESIGN

The AUS-SPEC Design worksection *Templates* provide guidance, design criteria and documentation requirements for the execution and recording of the design process for local government infrastructure including open space, road reserves, bridges and public utilities. They complement the AUS-SPEC Construction worksection *Templates*.

The *Templates* should be customised to reflect Council’s particular requirements. The customised *Templates* can be used to document Council subdivisional guidelines for internal use (Council design staff) or as a design reference document/Design Manual for developers and external consultants. This uniform approach provides the following benefits:

- Infrastructure associated with any Council works is designed to be fit for purpose and of a standard maintainable by Council.
- Clear records of key design processes are documented.
- Data relevant to the asset maintenance is available for future use by the Council.
- Specification requirements for development by external developers are same as the specifications used for construction of Council’s own contract works.

Quality requirements at the design stage are covered in *0010 Quality requirements for design*. The checklists included in this worksection provide a valuable tool to achieve the following objectives:

- Remind designers of design criteria.
- Provide a quality record of the design process.
- Allow additional criteria to be integrated into Council’s design process.

USING AUS-SPEC FOR CONSTRUCTION

The AUS-SPEC specification system includes specification *Templates* for the construction of local government roads, public utilities, buildings and landscape works.

For construction of minor civil works use selected worksections from Workgroups: 01, 02, 03, 11 and 13.

For construction of building works use Workgroups: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10 and 20.

TECHguides *TG 101, TG 102 and TG 103* provide guidance on the compilation of tender and contract documentation for either Quality control or Integrated management contracts.

Relevant publications

Austrroads Guide AGRD08 Guide to road design – process and documentation

Relevant TECHguides

General

- TG 101 Guidelines for compiling documentation for contracts.*
- TG 102 Guidelines for Principals – standard contracts.*
- TG 103 Guidelines for Principals – period supply and service contracts.*
- TG 104 Guidelines for Principals – sample documents.*

Planning and design

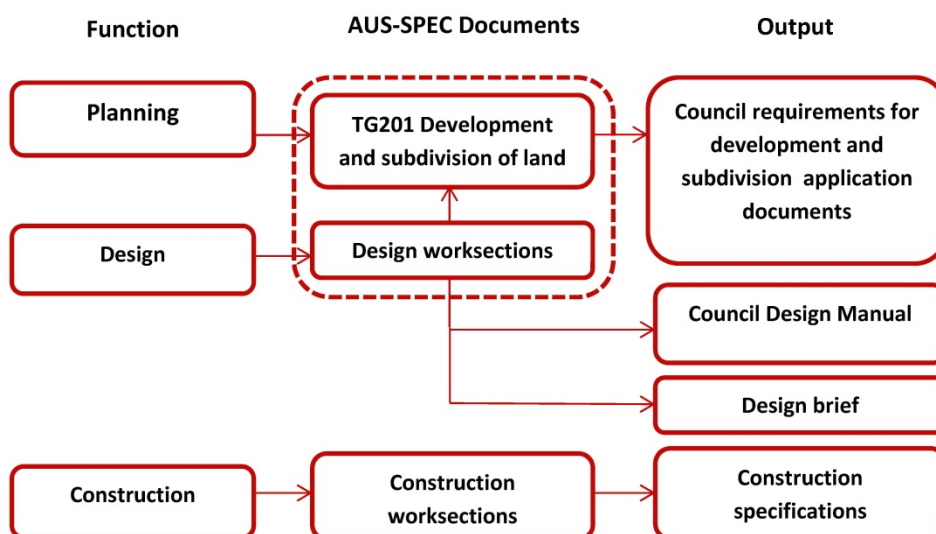
TG 201 Process and procedures for development and subdivision of land

Relevant Design workgroup

00 PLANNING AND DESIGN

Relevant Construction workgroups

- 01 GENERAL
- 02 SITE, URBAN AND OPEN SPACES
- 03 STRUCTURE
- 04 ENCLOSURE
- 05 INTERIOR
- 06 FINISHES
- 07 MECHANICAL
- 08 HYDRAULIC
- 09 ELECTRICAL
- 10 FIRE
- 11 CONSTRUCTION – ROAD RESERVE
- 13 CONSTRUCTION – PUBLIC UTILITIES
- 20 CONVEYING



Infrastructure asset delivery using AUS-SPEC